


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Embleton Road, North Shields NE29 8BB

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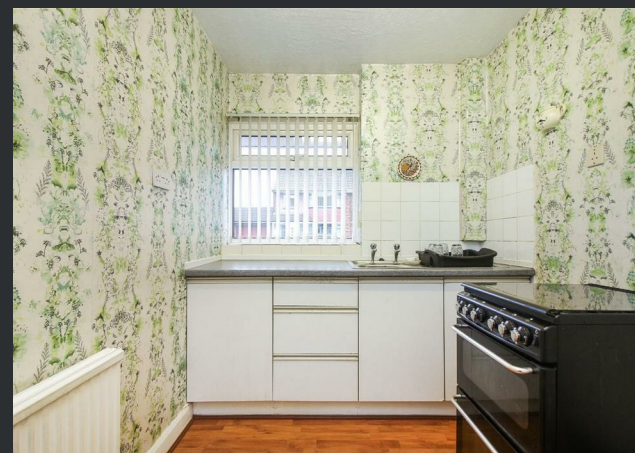
Asking Price
£160,000

Signature North East proudly presents this charming two-bedroom, semi-detached property, situated in the highly sought-after North Shields area. Ideal for first-time buyers, this home boasts generous rooms and offers plenty of scope for modernisation. Positioned perfectly for commuters, it provides easy access to the A19 and A1058 Coast Road, and is close to a wide range of amenities, including the popular Royal Quays Outlet and local shops. The property's prime location makes it ideal for those working at Cobalt Business Park and offers close proximity to the beautiful North East coastline.

Upon entering, you are greeted by a central hallway that leads directly into the well-proportioned kitchen, complete with two handy storage cupboards. The kitchen also grants access to the single garage, providing additional storage options. Toward the rear of the property, the spacious living room awaits, with ample space for furnishings and a large window that fills the room with natural light, offering a bright outlook onto the rear garden. The garage also conveniently provides access to this private outdoor space.

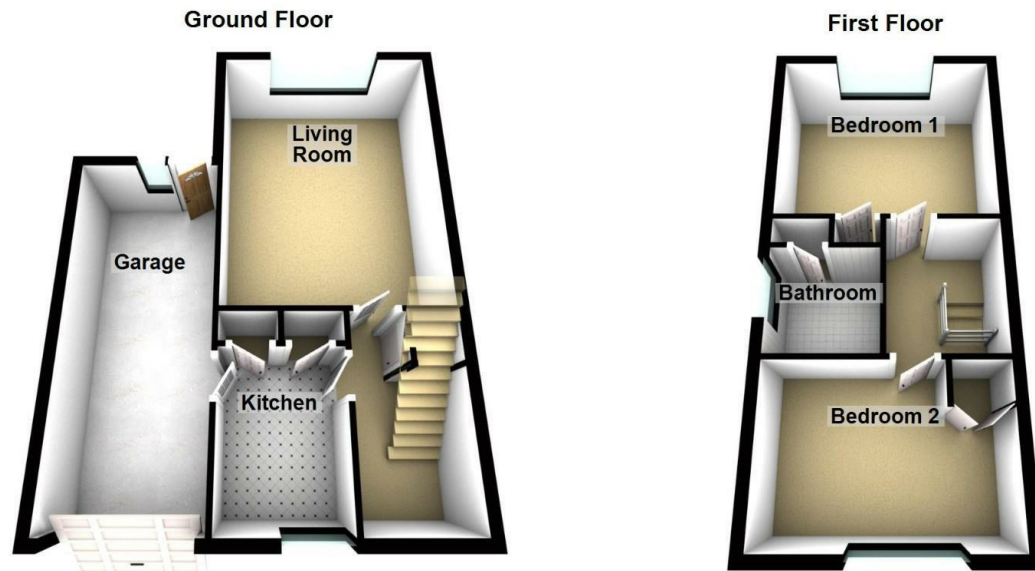
Moving to the first floor, you will find two generously sized bedrooms, each with the capacity to comfortably accommodate a double bed along with additional furnishings. Both bedrooms also include built-in storage cupboards, providing ample room for organisational needs. Completing this floor is the family bathroom, featuring a bathtub, hand basin, W.C and storage cupboard.

Externally, this property offers an impressive rear garden, laid mainly to lawn and complemented by a patio area, perfect for outdoor relaxation or entertaining. The garden also includes a greenhouse, ideal for gardening enthusiasts. To the front of the property, a block-paved driveway allows space for two cars and leads to the single garage, providing both convenience and ample parking solutions.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'11" x 12'10"

Kitchen
9'0" x 6'8"


Bedroom One
12'10" x 10'11"

Bedroom Two
12'10" x 8'11"

Bathroom
6'0" x 6'0"

Garage
20'1" x 8'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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